

Zoning Board of Appeals Minutes
March 7, 2007

Present: David Perry, Joseph Daigle, Terry Girouard, Donna Brooks, Cheryl Anderson
Absent: Gil Carriero

Hearing #07-02
Time: 7:30PM

1. David opens Hearing at 7:31PM
 - A. Introduces Board
 - B. Explains Rules and Laws used
2. Brian Consigli (attorney for Appellant) speaks for Appellant
 - A. Explains reasons for bed and Breakfast
 - B. Addresses parking and traffic
 - C. Would like to operate three bedroom Bed and Breakfast
 - D. Submits two letters from abutters in approval of plan, #1 of 7 and #2 of 7, (1 sheet each)
 - E. Third letter submitted by relative, #3 of 7
3. Appellant (Cheryl Smith) speaks in her own words to her qualifications and experience
 - A. Submits menu, #4 of 7 (one sheet)
 - B. Floor plan submitted, #5 of 7 and #5A of 7 (two sheets)
 - C. Wood stove certificate submitted, #6 of 7 (one sheet)
4. Donna asked question on number of bedrooms and septic
 - A. Tax card shows three
 - B. Appellant said Title V passed
5. David asked about signs
 - A. Appellant would like a sign
 1. Board directs Appellant to Section 5.2 and to adhere to same
 2. Asks about signs at end of road (directed to Police Department)
6. Debra Bellow (Sister)
 - A. Speaks to Appellant's qualifications
 - B. House listing submitted, #7 of 7 (five sheets)
7. David explains appeal process and closes Hearing at 8:05PM

Board decides to deliberate at this meeting.

1. David entertains Motion
 - A. Donna makes Motion to accept with conditions

Minutes of 3/7/07 continued

- B. Cheryl 2nd
- C. Discussion
 - 1. Septic and Business Certificate
 - 2. Food Service
 - 3. Parking
- 2. Conditions:
 - A. Reviewed in three years
 - B. Non-transferrable to new owner, if any
 - C. Sign to conform to Section 5.2
- 3. Vote: Unanimous to approve with three conditions
- 4. Meeting continues with:
 - A. Cheryl makes motion to accept corrected minutes of 12/6/06
 - B. Joe seconds
 - C. Vote: Joe, David, Cheryl
- 5. January 10, 2007 minutes to be corrected
- 6. February 5, 2007 minutes to be corrected

Respectfully submitted by Joseph Daigle, Clerk